

BOARD OF ZONING APPEALS AGENDA
APRIL 14, 2010

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 14, 2010, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

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| 9:00 A.M.
WOD
Indefinitely
Deferred at
appl. req. | THE PARKLAWN RECREATION ASSOCIATION, INC., & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 (amend SP to permit telecom facility) |
| 9:00 A.M.

SJ
Approved | JAMES P. HARWELL, SP 2009-LE-108 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 7064 Elton Way on approx. 1,848 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((17)) 13A. (Admin. moved from 2/10/10 due to inclement weather) (Admin. moved from 3/31/10 at appl. req.) |
| 9:00 A.M.

MAG
Approved | LILIANA VAN GILDER, SP 2010-DR-012 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit construction of addition 13.7 ft. from rear lot line. Located at 6702 Pine Creek Ct. on approx. 8,418 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 40-2 ((35)) 10. |
| 9:00 A.M.

SC
Approved | ROBERT W. MILFORD & DEBORAH L. MILFORD, SP 2010-SP-009 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.2 ft. from side lot line such that side yards total 18.1 ft. Located at 9208 Setter Pl. on approx. 10,745 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((6)) 39. |
| 9:00 A.M.

SC
Approved | WEN J. HSU & TSAN H. LIU, SP 2010-DR-010 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit construction of addition 14.2 ft. and deck 11.5 ft. from rear lot line. Located at 1103 Riva Ridge Dr. on approx. 21,979 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-1 ((5)) 26. |
| 9:00 A.M.

DH
Approved | LUKE LEVASSEUR & KATHRYN D. RAY, SP 2010-DR-008 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 9.3 ft. from side lot line. Located at 1815 MacArthur Dr. on approx. 10,018 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-3 ((6)) 135. |

- 9:00 A.M. REZAN A. SOFY, SP 2010-SU-013 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a home child care facility. Located at 4401 Pleasant Valley Rd. on approx. 10,500 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 49A.
DH
Denied
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the Zoning Ordinance amend SP 81-A-022 previously approved for funeral home, cemetery, mausoleums, crematory and columbariums to permit modification of development conditions and site modifications. Located at 4401 Burke Station Rd., 9900 and 9902 Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 12/16/08, 1/13/09, 3/10/09, 4/21/09, 4/28/09 and 5/19/09 at appl. req.) (Continued from 6/2/09 and 8/11/09) (Decision deferred from 10/6/09, 1/6/10, 2/24/10, and 3/24/10)
DH
Approved
- 9:00 A.M. BRITTANY L. VO, DDS, SPA 80-D-035-04 Appl. under Sect(s). 8-907 of the Zoning Ordinance to amend SP 80-D-035 previously approved for home professional office to permit a change in permittee. Located at 1300 Beulah Rd. on approx. 35,247 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((1)) 12. (Withdrawn, subsequently reactivated) (Deferred from 2/24/10 at appl. req.) (Admin. moved from 3/10/10 at appl. req.)
SCL
Approved
- 9:30 A.M. ALFRED H. THOMPSON AND AUDREY THOMPSON, A 2009-PR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a junk yard and storage yard to be operating on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. On approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B. (Continued from 5/5/09) (Decision deferred from 8/11/09 and 11/17/09) (Admin. moved from 2/10/10 due to inclement weather)
CF
Decision
Deferred to 6/30/10
- 9:30 A.M. BRIAN LEO KELLY, A 2009-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a junk yard and storage yard on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. On approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B. (Continued from 5/5/09) (Decision deferred from 8/11/09 and 11/17/09) (Admin. moved from 2/10/10 due to inclement weather)
CF
Decision
Deferred to 6/30/10
- 9:30 A.M. BAHRAM B. FOROUZANFAR, A 2009-MA-033 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has paved a portion of the front yard on property located in the R-2 District in excess of the allowable surface area under Zoning Ordinance provisions. Located at 6548 Spring Valley Dr. on approx. .752 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 52. (Admin. moved from 10/20/09) (Decision deferred from 10/27/09)
CB
Upheld

9:30 A.M. LM 734 LC TRADING AS COMSTOCK TREE FARM, C/O CHRISTOPHER CLEMENTE,
JC A 2009-DR-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Deferred determination that appellant is allowing a commercial recreation use not permitted in a
to 4/28/10 residential district, has added soil in excess of allowable area and depth, and is allowing
an accessory use to remain on a vacant lot, all on property in the R-E District and in
violation of Zoning Ordinance provisions. Located at 734 Leigh Mill Rd. on approx. 5.42
ac. of land zoned R-E. Dranesville District. Tax Map 13-1 ((1)) 79B.

JOHN F. RIBBLE III, CHAIRMAN